

Project Name or Subdivision Name:

Elevate Franklin

Sanitary Sewer Easement Number: 1

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only

Record Number: ESMT-2024-0029

### **SANITARY SEWER EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 2024, between  
Elevate Self Storage Franklin LLC ("Grantor") and the City of Meridian, an Idaho  
Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk

STATE OF IDAHO, )

: ss.

County of Ada )

This record was acknowledged before me on \_\_\_\_\_ (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

Notary Stamp Below

\_\_\_\_\_  
Notary Signature

My Commission Expires: \_\_\_\_\_

## Exhibit A

### City of Meridian Sanitary Sewer Easement Description for Lot 1, Block 1 of Umbria Subdivision

The following Describes a Strip of Land for the Purpose of a Sanitary Sewer Easement being a Portion of Lot 1, Block 1 of Umbria Subdivision as filed in Book 101 of Plats at Pages 13200 through 13204, Records of Ada County, Idaho, lying in a portion of South 1/2 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and more particularly described as follows:

**COMMENCING** at the Southeast Corner of Section 10, Township 3 North, Range 1 West, Boise Meridian; From which, the South 1/4 Corner of said Section 10 bears, North 89°36'09" West, 2640.84 feet; Thence along the Southerly Boundary Line of the Southeast 1/4 of said Section 10, North 89°36'09" West, 1558.90 feet to the Intersection point of North Umbria Hills Avenue; Thence leaving said Southerly Boundary Line, and along the Centerline of North Umbria Hills Avenue, North 01°12'22" East, 464.86 feet to the Intersection Point of West Perugia Street; Thence leaving said Centerline, South 53°15'51" West, 72.95 feet to the **POINT OF BEGINNING**:

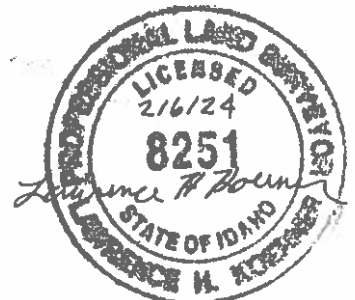
Thence, South 01°12'25" West, 24.50 feet;

Thence, North 88°47'35" West, 7.13 feet;

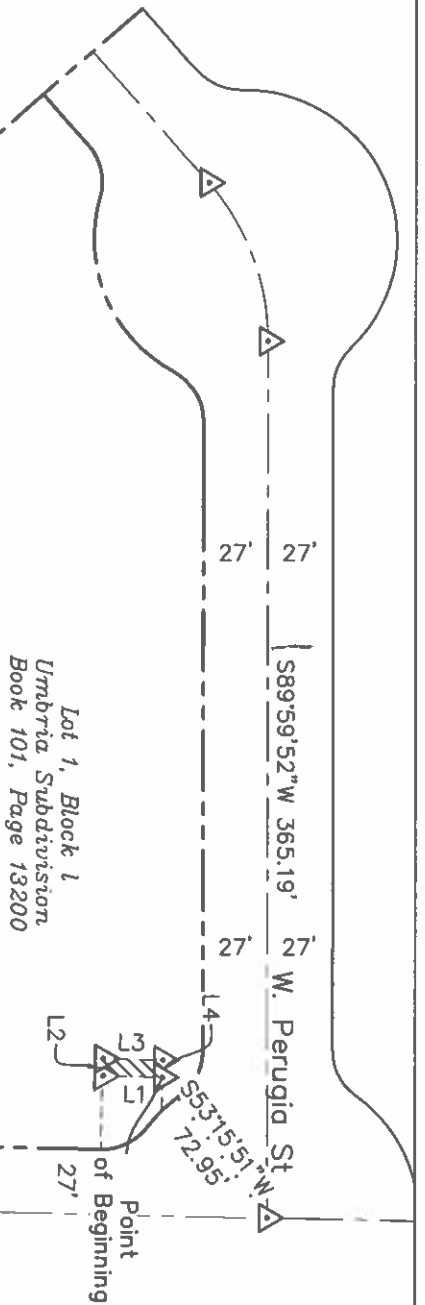
Thence, North 01°12'25" East, 24.50 feet;

Thence, South 88°47'35" East, 7.13 feet to the **POINT OF BEGINNING**:

**The above Described Strip of Land contains 175 Sq. Ft, more or less.**



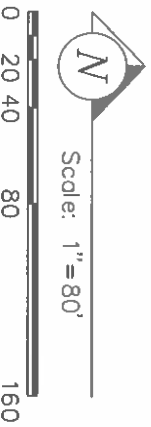
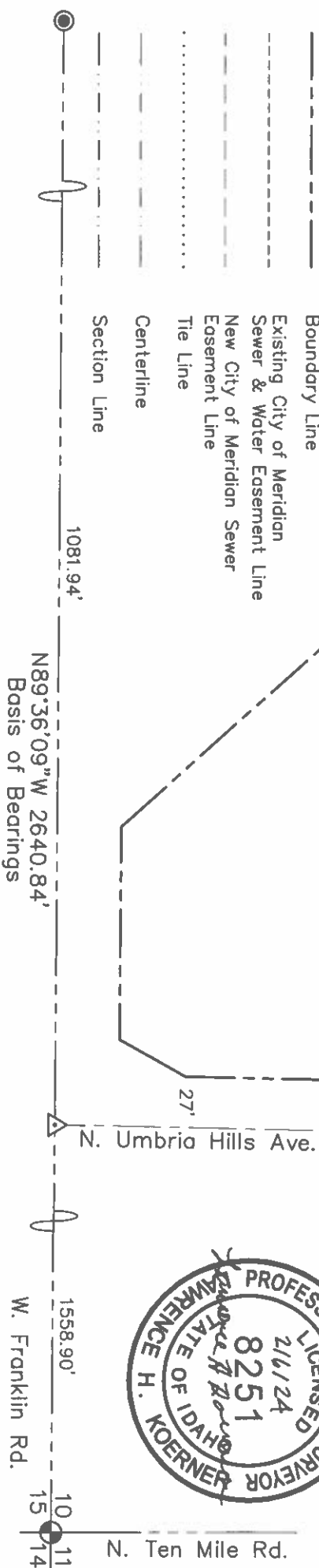
# Exhibit B



## Legend

- Found Brass Cap
- Found Aluminum Cap
- Calculated Point
- Boundary Line
- Existing City of Meridian Sewer & Water Easement Line
- New City of Meridian Sewer Easement Line
- Tie Line
- Centerline
- Section Line

Line Table		
Line	Bearing	Length
L1	S01°12'25\"W	24.50'
L2	N88°47'35\"W	7.13'
L3	N01°12'25\"E	24.50'
L4	S88°47'35\"E	7.13'



**IDAHO SURVEY GROUP, LLC**

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

City of Meridian Sanitary Sewer Easement Exhibit  
For Lot 1, Block 1 of Umbria Subdivision

Located in the South 1/2 of Section 10,  
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.  
22-307-01

Sheet No.  
1

Dwg. Date  
1/23/2024

PROFESSIONAL LAND SURVEYOR

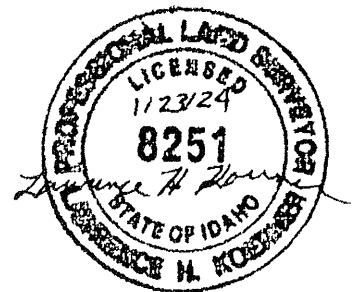
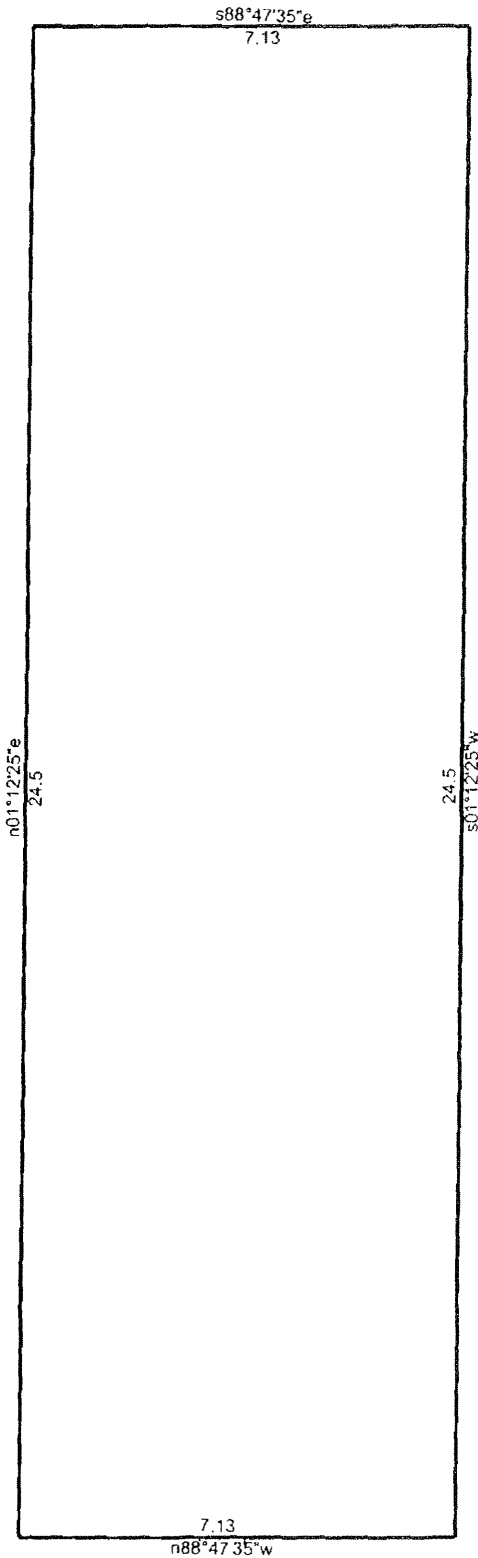
LICENSED

2/6/24

8251

STATE OF IDAHO

LAWRENCE H. KOERNER



# CITY OF MERIDIAN SANITARY SEWER EASEMENT

1/22/2024

Scale: 1 inch= 3 feet

File: Sanitary sewer Easement.ndp

Plot 1: 0.0040 Acres (173 Sq. Feet), Closure: n00 0000e 0 00 ft. (1/999999), Perimeter=63 ft

- 01 s01.1225w 24.5
- 02 n88.4735w 7.13
- 03 n01.1225e 24.5
- 04 s88.4735e 7.13